

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 E/S Ridge Road, 1280 ft. N *
 of Freeland Road * ZONING COMMISSIONER
 21103 Ridge Road *
 6th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District *
 Earl Victor Bosley, et ux * Case No. 95-118-A
 Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 21103 Ridge Road in northern Baltimore County near Freeland. Variance relief is requested from the strict application of Section 421.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a commercial vehicle exceeding 10,000 pounds in gross vehicle weight to be parked in a residential lot for a period of time exceeding the time essential for an immediate use of said vehicle. The subject property is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the public hearing held for this case were the Petitioners/property owners, Earl V. and Patricia M. Bosley. Also appearing in support of the variance were neighbors, including Jim Parr who resides immediately next door at 21027 Ridge Road, and Charles and Sandra Morris who reside nearby at 21033 Ridge Road. There were no Protestants present, although a letter in opposition to the request was received from Susan Whaley, a neighbor who resides at 21025 Ridge Road.

Testimony and evidence presented was that the subject lot is a rectangularly shaped property located on Ridge Road approximately 1/4 to 1/2 mile from the intersection of Ridge Road and Freeland Road. This is a rural locale containing farms, agricultural uses and residential properties on large lots. The subject lot is .67 acres in area and is zoned

ORDER RECEIVED FOR FILING

Date 11/4/96
 By M. D. [Signature]

MICROFILMED

R.C.2. It is improved with a single family dwelling, macadam drive and shed.

Mr. and Mrs. Bosley indicated that they have owned the property since 1955 and have lived there since that time. Mr. Bosley also indicated that he formerly worked as a truck driver for a hauling business for many years. Unfortunately, that business suffered financial reverses and went out of operation in 1984. Since that time, he has been an independent trucker.

He presently owns a large tractor trailer which is the subject of the hearing. In connection with his business, he is under contractual arrangement to haul for a poultry company. Under the terms of his contract, he leaves the subject property in Freeland every Monday in the afternoon hours. From this location, he makes pick-ups and deliveries in Delaware and in North Carolina. The schedule causes Mr. Bosley and his vehicle to be off of the site from Monday afternoon until he arrives home at approximately noon on Saturday. During this period, he sleeps in the vehicle and needless to say, the vehicle is not present at the subject site. The variance requested for him to obtain permission to keep the vehicle on the site from Saturday afternoon until Monday afternoon.

Mr. Parr, who resides immediately next door, testified and indicated that he has no opposition to the variance. He described the locale as rural in nature and noted that the houses in the vicinity are all situated on large lots. He has lived there since 1988 and has no objection to Mr. Bosley keeping the vehicle on his lot during the time requested. He indicated that Mr. Bosley does not make major repairs to the vehicle on site and does not believe that same is an inconvenience.

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Date 11/14/98
By [Signature]

MICROFILMED

The testimony from Mr. Parr, who is clearly the most affected neighbor, was corroborated by Mr. and Mrs. Morris. They live to the rear of the subject property from Ridge Road. In fact, Mr. Parr and Mr. and Mrs. Morris share a driveway. Mr. and Mrs. Morris indicated that their house is separated by a large wooded area and that they do not believe that parking the vehicle on the property is detrimental to the surrounding locale.

Although no one appeared in opposition, a letter opposing the request was received from Susan Whaley, who identified herself as residing at 21025 Ridge Road. Testimony and evidence offered at the hearing is that Ms. Whaley is presently divorcing her husband and that her property is for sale. Apparently, she feels that the appearance of the truck on the Bosley property might adversely affect the opportunities for sale of her property. Moreover, in contrast to this letter, Mr. Bosley submitted a Petition signed by a number of neighbors supporting his request.

The subject Petition and site plan also was reviewed by the member agencies of the Zoning Plans Advisory Committee. The Office of Planning and Zoning opposes the request and relies upon its standard reasoning that the subject use might be incompatible with typical residential zones. The Developers Engineering office suggests that the driveway be buffered. In this regard, Mr. Bosley indicated that he has erected a fence which partially shields the tractor trailer.

Although I am in agreement with the spirit of the comment offered by the Office of Planning and Zoning, it need be made clear that this area is not a typical residential area. This is not a community of clustered single family houses but a rural area where houses are situated far apart. Moreover, there are a number of working farms in the area which

ORDER RECEIVED FOR FILING
Date 11/14/90
By M. Good

11/14/90

employ large tractors and other large farm vehicles. As importantly, Mr. Bosley indicated that he is nearing retirement age and envisions only working another three or four years. Apparently, the demise of his former employer has caused severe financial hardship on him and his independent trucking business is his family's sole means of support.

Based upon the testimony and evidence presented, I am persuaded to grant the variance which has been requested. To deny the Petition would cause a significant practical difficulty on the Petitioner and his property. Specifically, he would be unable to store the vehicle anywhere within a reasonable distance from his property. It is also to be noted that the relief requested is minimal in nature. Mr. Bosley's schedule is apparently quite rigid and the truck is only present on the property from Saturday afternoon to Monday afternoon. In sum, I believe that a grant of the variance would be consistent with the requirements contained in Section 307 of the BCZR. Based on the testimony of the Petitioner and the supporting neighbors, I do not believe that a grant of the proposed variance would be detrimental to the surrounding locale. However, approval would be within the spirit and intent of the regulations.

Irrespective of the grant of the relief, I will add a restriction limiting the relief provided by the variance to Mr. Bosley only. In this regard, he is the sole employee of his business and he testified that other family members are not involved with the trucking business. Upon his retirement from the business, his moving from the property, his sale thereof, or death, the authority conferred by the grant of this variance will be terminated.

ORDER RECEIVED FOR FILING

Date

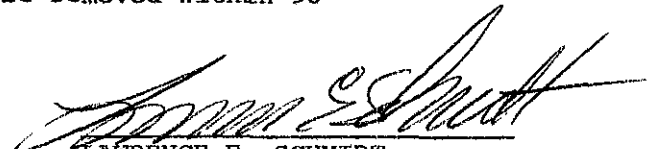
By:

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of November, 1994 that a variance from Section 421.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a commercial vehicle exceeding 10,000 pounds in gross vehicle weight to be parked in a residential lot for a period of time exceeding the time essential for an immediate use of said vehicle, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The variance granted is limited to the owner of the property, Earl V. Bosley, only. Upon his retirement from the business, his moving from the property, his sale thereof, or death, whichever event occurs first, the authority conferred by the grant of this variance will be terminated and the subject vehicle must be removed within 90 days thereof.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 11/14/94
By M. Hood

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 3, 1994

Mr. and Mrs. Earl V. Bosley
21103 Ridge Road
Freeland, Maryland 21053

RE: Case No. 95-118-A
Petition for Variance
Property: 21103 Ridge Road, Freeland

Dear Mr. and Mrs. Bosley:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. James Parr
cc: Mr. and Mrs. Charles Morris
cc: Ms. Susan Whaley

W/GRUPTIME





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at FREELAND, Md.
21103 RIDGE ROAD NORTHERN BALTO. CO

which is presently zoned RESIDENTIAL
RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 431 B. 1. To Allow A Commercial

VEHICLE EXCEEDING 10,000 LB. GVW, IN LIEU OF THE MAXIMUM 10,000 LB
TO PARK IN A RESIDENTIAL LOT. FOR A PERIOD EXCEEDING TIME ESSENTIAL FOR
IMMEDIATE USE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Hardship - My hauling is in DE, VA + NC and I
have nowhere else to park my truck.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s).

EARL VICTOR BOSLEY

(Type or Print Name)

Earl Victor Bosley

Signature

PATRICIA MAE BOSLEY

(Type or Print Name)

Patricia mae Bosley

Signature

21103 RIDGE ROAD 410-357-5871

Address

Phone No

FREELAND, MARYLAND 21053

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

SNA

DATE

9-27-94

117



Printed with Soybean Ink
on Recycled Paper



EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR

95-118-A
21103 Ridge Rd Freeland MD 21053
(address)

Beginning at a point on the EAST side of RIDGE RD.
(north, south, east or west) (name of

30 ft.
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 1,280 ft. NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Freeland Rd.
(name of street)

which is 30 ft. wide. *Being Lot # —,
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of —
(name of subdivision)

as recorded in Baltimore County Plat Book # —, Folio # —, containing

20,300 / .47 Acres also known as 21103 Ridge Rd.
(square feet or acres) (property address)

and located in the 6th Election District, 3rd Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber —, Folio —" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-118-A

District: 60th Date of Posting: 10/14/94

Posted for: Varianco

Petitioner: Earl V. & Patricia M. Bosler

Location of property: 71103 Ridge Rd., E/S

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 10/21/94

Signature

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #28-118-A
(Item 117)
21103 Ridge Road
E/S Ridge Road, 1280' N of
Freeland Road
6th Election District
3rd Councilmanic
Petitioner(s):
Earl Victor Bosley and
Patricia Mae Bosley
Hearing: Tuesday,
November 1, 1994 at
2:00 p.m. in Rm. 118, Old
Courthouse.

Variance to allow a commercial vehicle exceeding 10,000 pounds G.V.M. in lieu of the maximum 10,000 pounds to park in a residential lot for a period exceeding time essential for immediate use.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
387-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call: 687-3391.
9/124, Oct. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 14, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 13, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

117.

Date 9.27.94.

95-118-A

STLA.

EARL & PAT BOBLEY 21103 RIDGE RD.

010 - RES. VAR.

\$50

080 SIGN

\$35

\$85

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02A02W0179B1CHK

\$85.00

BA 001037AND9-27-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



95-118-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 117

Petitioner: Earl Victor Bosley

Location: 21103 Ridge Road Freehand Md. 21053

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Earl Victor Bosley

ADDRESS: 21103 Ridge Road Freehand Md 21053

PHONE NUMBER: 410-357-5871

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 7, 1994

NOTICE OF HEARING

95-118-A

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-118-A (Item 117)

21103 Ridge Road

E/S Ridge Road, 1280' N of Freeland Road

6th Election District - 3rd Councilmanic

Petitioner(s): Earl Victor Bosley and Patricia Mae Bosley

HEARING: TUESDAY, NOVEMBER 1, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to allow a commercial vehicle exceeding 10,000 pounds G.V.M. in lieu of the maximum 10,000 pounds to park in a residential lot for a period exceeding time essential for immediate use.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Earl and Patricia Bosley

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED



Baltimore County Government
Office of Zoning Administration
and Development Management



95-118-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 18, 1994

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE
ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE
TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN
CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 95-118-A (Item 117)
21103 Ridge Road
E/S Ridge Road, 1280' N of Freeland Road
6th Election District - 3rd Councilmanic
Petitioner(s): Earl Victor Bosley and Patricia Mae Bosley

HEARING: TUESDAY, NOVEMBER 1, 1994 at 4:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Earl and Patricia Bosley

AJ:ggs

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management

OCT. 4 1994



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Earl Victor Bosley
21103 Ridge Road
Freeland, Maryland 21053

Re: Item, #117 , Case #95-118
Petitioner: Mr/Mrs E.V. Bosley

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 27, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 10/18/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 10/11/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

113

114

116

117

118

119

120

121

123

124

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 17, 1994
Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 17, 1994
Item No. 117

The Developers Engineering Section has reviewed the subject zoning item. We recommend providing a buffer for the adjacent residence.


RWB:sw

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director 
Office of Planning and Zoning

DATE: October 7, 1994

SUBJECT: 21103 Ridge Road

INFORMATION:

Item Number: 117

Petitioner: Bosley Property

Property Size: _____

Zoning: R.C. 2

Requested Action: _____

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Staff appreciates the applicant's predicament and is familiar with numerous such requests that have been made on a County-wide basis. This office, however, consistently recommends that relief requested to allow a commercial vehicle exceeding 10,000 pounds be denied because this use is incompatible with typical residence zone uses.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

PK/JL:lw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 10/11/94

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 113, 114, 116, 117, 119,
120, 121, 122 AND 123.

RECEIVED
OCT 11 1994
ZADM

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RE: PETITION FOR VARIANCE
21103 Ridge Road, E/S Ridge Road,
1280' N of Freeland Road, 6th
Election Dist. 3rd Councilmanic

Earl Victor Bosley, et ux.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-118-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Earl and Patricia Bosley, 21103 Ridge Road, Freeland, MD 21053, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

10/20/94

10/26/94

5271-94
ALS

October 21, 1994

Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: Special Exception Request # 75-118-A
Hearing 10 a.m., Nov. 1

Dear Sir:

Please accept this letter as my notice of objection to the above request. Hopefully, a zoning inspector has photos on file showing this property to be of inadequate size in a residential area to house large tractor trailers. The noise and smell is also offensive. Per my real estate agent, this has contributed to the devaluation of my own property.

Sincerely,

Susan Whaley
Susan Whaley
21025 Ridge Road
Freeland, MD 21053

RECEIVED

OCT 26 1994

ZADM

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Mr. & Mrs. Earl Bosley
JIM PARK

21103 Ridge Rd. Freehand, Md. 21053
21027 Ridge Rd -
across street
next door

Chas. & Sondra
Morris

~~21073~~ 21033
Ridge Rd -



Printed with Soybean Ink
on Recycled Paper

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Plat to accompany Petition for Zoning
PROPERTY ADDRESS: 21103 RIDGE ROAD

<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Hearing
--	--

☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name:

plat book # 1, folio # 1, lot # 1, section # 1

OWNER: Edith Evelyn Davis mae Good

House of

Jane + Jean Simons

2931

Ridge Road

N.W. Corner

University of Chicago Study Models

293

WALL
HOUSE

(See 200' same Zone
Tap for Time Data.)

PAR
house.

North

date: _____
prepared by: _____

ONE

Scale of Drawing: $1'' = 30'$



North

Vicinity Map
Scale: 1"=1000'

Scale: 1"=1000'

LOCATION INFORMATION

Election District: 6th

Councilman District: 74-1

1"=200' scale map#: Nv 38-D

Zoning: R.C.2

Lot size: 1.67185. 29,300
acreage square feet

public provision

SEWER:

WATER

Real Area:

Prior Zoning Hearings:

Zoning Office USE ONLY:

reviewed by:	ITEM #:	CASE#:

520

✓

ATTENTION: RESIDENTS OF RIDGE ROAD,
FREELAND, MARYLAND

We are applying for a Zoning Variance to allow us to continue to park our tractor and trailer on our property. If you do not have any objections we would sincerely appreciate your signature below.

Thank you for your time in this matter;

Earl and Patricia Bosley
21103 Ridge Rd.
Freeland, Maryland 21053

Jim Can
21027 RIDGE RD.
FREELAND MARYLAND 343-0525

Wing Maul
21109 RIDGE ROAD
FREELAND MD MD 21053

Jean Simons
21105 Ridge Rd.
Freeland, md. 21053

Mr. & Mrs. Robert Fairall
21119 Ridge Road
Freeland, MD 21053

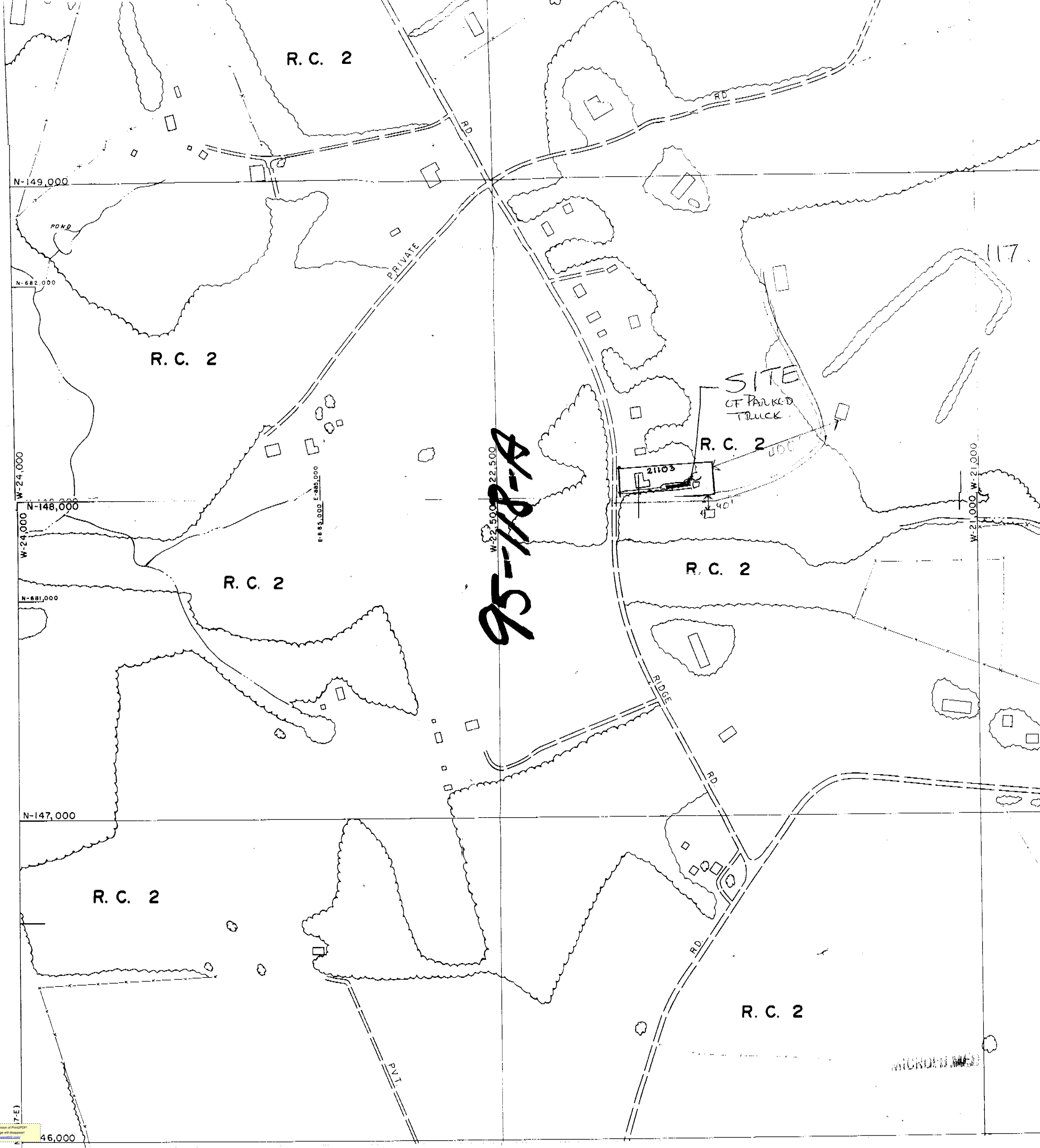
Mr. & Mrs. Charles Morris
21033 Ridge Rd.
Freeland, MD 21053

Mrs. Eloise Neal
21117 Ridge Rd.
Freeland, md. 21053

Earl & Patricia M. Bosley

Not No 2

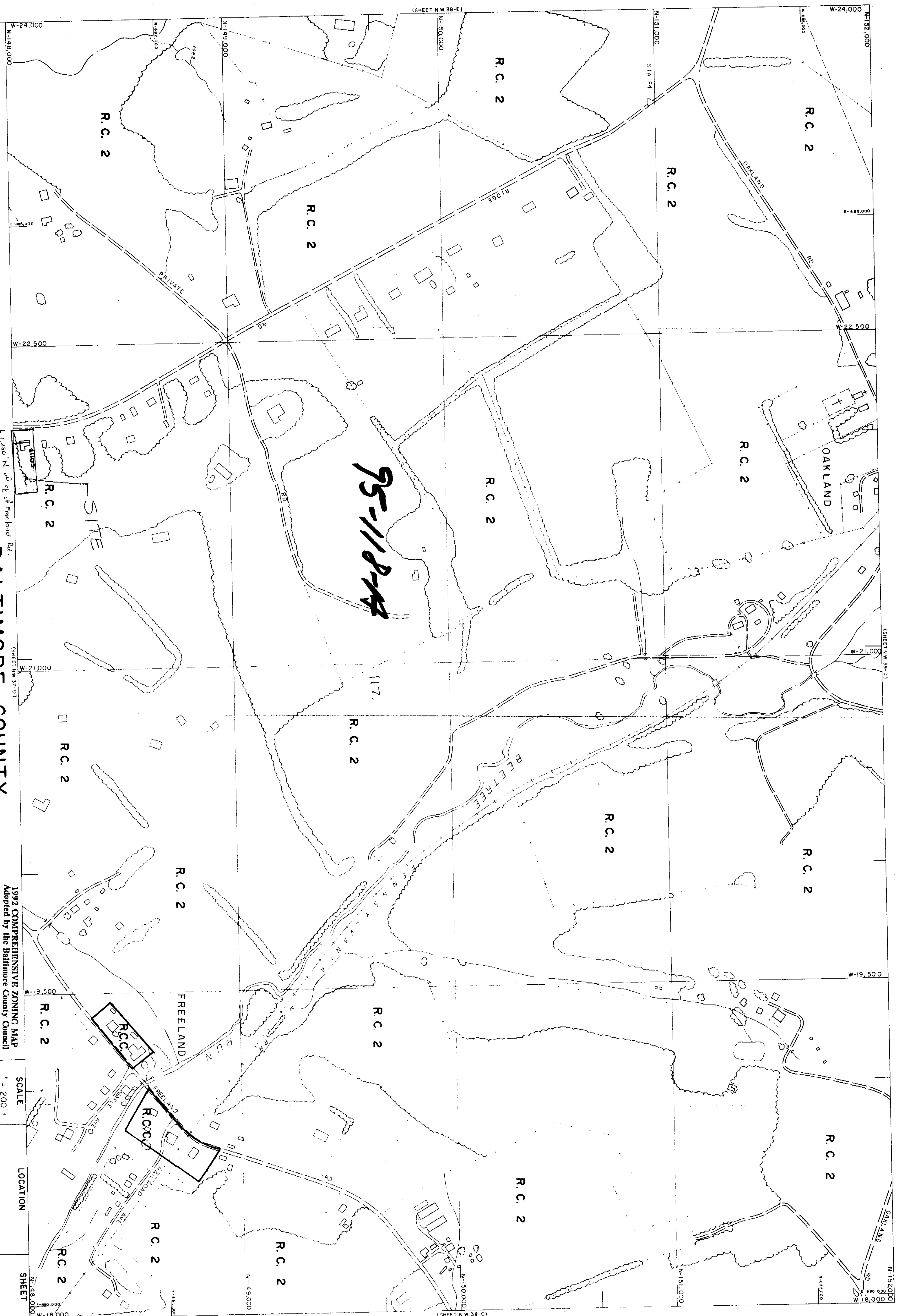
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	FREE LAND	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		38-D



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
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